

Newsletter

Glasgow Edinburgh Inverness

May 2011



Attention All Landlords!

WE WILL MARKET YOUR PROPERTY FOR ONLY £150 + VAT WITH A MONTHLY MANAGEMENT FEE OF 9% HELD FOR 18 MONTHS THIS OFFER IS ONLY AVAILABLE UNTIL JULY 31, 2011

Call Our Letting Team Now!
FOR MORE INFORMATION:
0141 548 1858 / 1859

Switch Over Reminder



The digital television switchover will be completed in West of Scotland by June 2011, for further information or assistance on the Switchover Help Scheme call on: (08004087654)

Advice to help during the digital switchover

In Digital Switchover Year Don't Fall Victim to Door to Door Rogues or bogus callers.

In the year when residents will see their television signals switched over to digital, Trading Standards Service are warning residents not to

be taken in by rogue traders or bogus callers who may take advantage of the switchover to sell consumers over priced or unnecessary equipment, door to door or gain access to your property under false pretences.

Trading Standards Officers are concerned that rogue traders may attempt to sell residents unnecessary digital TV equipment or advise that the owner needs to purchase a new Television.

The most common questions asked are:

Will I need a new TV set? Probably not - most TVs can be converted with the use of a set top digital box.

Trading Standards say: "Don't be conned in to buying a brand new TV. A set top box costing around £20 - £30 should enable most televisions to receive digital signals."

Will I need a new TV aerial? Most rooftop and some set top boxes will continue to work after digital switchover, so you may not need to upgrade your aerial or buy a digital aerial.

Trading Standards say: "Installation of a standard new rooftop aerial can cost from £60 to £180. Check the strength of your aerial before you make any decisions. You can do this by visiting teletext page p284. If you do need to upgrade ensure that the trader you choose is a Registered Digital Installer. Only they are permitted to use the digital tick."

Trading Standards say: "If you do wish to purchase a digital TV recorder, shop around and look for products with the digital TV tick.". It can be difficult telling a good trader from a bad one on the doorstep, so our best advice is shop around and go on recommendation where ever possible - don't buy from the first person who comes to your door.

REMEMBER DON'T LET STRANGERS INTO YOUR HOME

Interesting Fact ...

After the battle of Culloden in 1746, traditional Highland Dress was banned along with tartan from 1746-82. However Highland regiments were being formed in the Government army and most of these adopted the kilt and a tartan as part of their uniform. From this martial background comes the style of today's Highland Dress.



Insurance Update

May is the time of year when a number of our insurances are both reviewed and renewed and 2011 is no exception. You will all be aware of the severe weather conditions that were experienced over the winter months and this has certainly impacted on the number and cost of insurance claims particularly relating to burst pipes and subsequent water damage. It will come as no surprise that the cost of insurance claims is reflected in the level of premium, also the government has increased the level of insurance premium tax from 5% to 6%.

Another aspect to bring to your attention is Index Linking and the opportunity is being taken to increase sums insured by 4% to reflect construction charges and the cost of rebuilding and reinstating properties - not to be confused with the cost of moving home and the market value of properties which are being bought and sold.

Spam Scam

Cold callers claiming to work for computer giant Microsoft are trying to steal personal data using a new scam.

Trading Standards are warning owner/occupiers to be vigilant over the latest version of a so-called 'spam scam'.

Consumers receive a call at home explaining that their household computer is infected with a potentially harmful virus which could compromise online security.

An offer is then made to remove the virus, usually for a fee which can vary from £90 to as much as £185.

Trading Standards advise "At this stage, the caller will talk you through a procedure which will give them full access to, and control over, your PC. "If and when this happens, they will be able to install potentially malicious software and may also be able to retrieve personal details such as your name, address and financial information.

"As well as losing money to a bogus service, any software the scammer has installed will also need to be removed, which could leave you even further out of pocket."

"Our advice is simple - do not give anyone access to your computer.

"A significant amount of personal information can be gleaned this way. Just hang up, and report it to your local Trading Standard office.

For further information or advice, or to report a suspected scam call your local Trading Standards office.



Domestic Cupboards

On our site visits it has come to our notice that owners/occupiers are using the communal domestic supply cupboards as personal storage space. We would like to make all owner/occupiers aware that this constitutes a fire hazard and would ask any owners/occupiers who have personal belongings in these cupboards to remove them immediately.

Door Entry System

Can we ask that owner/occupiers who reside in a development which has a secure door entry system,



please ensure that they close the door behind them when entering and exiting the building. This will act as a deterrent for opportunists to gain access.

IMPORTANT NOTICE!

We would like to make owners/occupiers aware that for your own safety, under no circumstances should you be accessing the roof area within your property, to repair tiles, stop water leaks or clean gutters. You are not qualified or insured and more importantly it is not safe.

If you have any problems in connection with your roof call your Property Manager and they will arrange for a qualified contractor to attend.

Water Tanks

Grant & Wilson will be writing to owners to advise them when we will be starting a programme of works in regards to the main communal water tanks. However, we need to establish which owners are connected to these tanks and who are not. Therefore, can all owners who have a combination boiler heating system, please contact their Property Manager to advise.

Account Payments

We would appreciate

if you are paying your account by



bank transfer to

quote your Grant & Wilson reference number and if by cheque write the reference number on the back. This will ensure that all monies paid will be allocated to your account when confirmation has been received from the bank.

Office Contacts

When calling our Glasgow and Edinburgh offices, please listen to the options available and select accordingly. All Property Managers have direct line telephone numbers and e-mail addresses, therefore we ask that you call them direct. If you do not have these details please press "0" and request your Property Managers details from the receptionist.